

14 TOR VIEW



Bugle, PL22 0AG
Price: Offers In Excess
of £170,000



46-48 Fore Street, Bodmin,
PL31 2HL
01208 74182


THE PROPERTY SHOP

26 Fore Street, Lostwithiel,
PL22 0BL
01208 872728

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CHAIN FREE: Three-Bedroom Semi-Detached Home in Village Setting
This three-bedroom semi-detached property, offered *chain free*, is nestled in the charming village of Bugle and presents a fantastic opportunity for modernisation. The home features driveway parking, a converted garage, a private enclosed garden, and a bright conservatory.

Upon entering, you'll find a welcoming hallway that leads to a convenient downstairs W/C. To the right is a separate dining area, while to the left is the kitchen and a spacious lounge with an electric fireplace. The lounge opens into the conservatory, providing a light-filled space ideal for relaxation or enjoying the garden views.

Upstairs, the first floor consists of a landing that leads to the master bedroom, the second bedroom—both with built-in storage—and a third bedroom, along with a family bathroom.

Outside, the property offers driveway parking at the front and a lovely enclosed rear garden, complete with a lawn, patio area, and a shed for extra storage.

This home is equipped with electric heating, UPVC double glazing, and is connected to mains water, electricity, and drainage. It falls under Council Tax Band B and holds an EPC rating of C.



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All sizes and Dimensions are approximate. Actual may vary.

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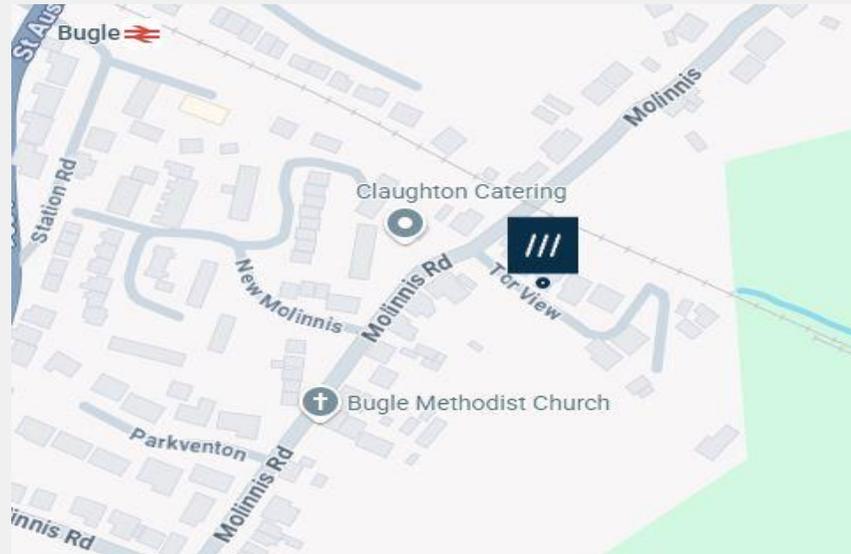
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KEY FEATURES

- Chain Free
- Driveway Parking
- Conservatory
- Double Glazing
- Converted Garage
- Electric Heating
- Downstairs W/C
- Rear Enclosed Garden

Local Authority: Cornwall Council
Council Tax band: B



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SERVICES

- HEATING – ELECTRIC
- WATER – MAINS
- SEWERAGE – MAINS



SCHOOLS

- Treverbyn Academy 0.5 miles
- Bugle School 0.9 miles
- Luxulyan School 2 miles 1.6 miles
- Carclaze School 2 miles

TRANSPORT LINKS

- Bugle Station 0.1 miles
- Roche 2.3 miles
- Luxulyan Station 1.9 miles

| Energy Efficiency Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | 87 |
| (69-80) C | 72 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |

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